

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION

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February 25, 2003

FROM: **DAVID H. SLAUGHER**, Director
Real Estate Services

LEYDEN HAHN, Director
Information Services Department

SUBJECT: **LICENSE AGREEMENTS WITH SPECTRASITE COMMUNICATION INC.**

RECOMMENDATION: Approve two five-year license agreements with SpectraSite Communication, Inc., for tower space for Information Services Department (ISD)—one at Afton Mountain in the Baker area in the amount of \$95,556 and the other at 13910 San Sevaine Road in Lytle Creek in the amount of \$76,451. (Four votes required)

BACKGROUND INFORMATION: Beginning in 1989, the County initiated the development of the 800 MHz radio system to provide emergency radio coverage throughout the County. This project is substantially complete; however, there continues to be remote pockets that are not covered by the 800 MHz system. One such area is located along Interstate 15 (I-15) between Afton Road and Baker. Increased traffic on I-15 is causing increased emergency incidents in that area and the lack of radio coverage impairs the provision of emergency services. Another area with coverage problems is the Cajon Pass, an area that experiences a high rate of emergency incidents made difficult by different emergency service providers trying to communicate. ISD has identified two locations—one on Afton Mountain in the Baker area (Afton Mountain) and one at 113910 San Sevaine Road in Lytle Creek (San Sevaine)—that will provide enhanced coverage to these two areas.

The communication towers at the Afton Mountain and San Sevaine sites were constructed and are owned by SpectraSite Communications. ISD requested Real Estate Services Department (RESA) contact SpectraSite Communications to negotiate license agreements for tower spaces at these sites. The two license agreements are summarized as follows:

Lessor:	<u>Afton Mountain</u> SpectraSite Communication Inc.	<u>San Sevaine</u> SpectraSite Communication Inc.
Location:	Afton Mountain	13910 San Sevaine Rd., Lytle Creek
Term:	Five years	Five years
Options	Four five-year options	Two five-year options

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LICENSE AGREEMENTS WITH SPECTRASITE COMMUNICATION SITE**

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	<u>Afton Mountain</u>	<u>San Sevaine</u>
Rent:	\$18,000 per year	\$14,400 per year
Annual Increases:	3% on January 1 st of each year	3% on January 1 st of each year
Maintenance:	Lessee to perform all repairs	Lessee to perform all repairs
Utilities	Lessee to pay	Lessee to pay

REVIEW BY OTHERS: This agenda item has been reviewed by County Counsel (Fiona Luke, Deputy County Counsel) on August 5, 2002 and the County Administrative Office (Daniel R. Kopp and Tracy Lindsay, Administrative Analysts) on February 14, 2003.

FINANCIAL IMPACT: The total cost of the five-year license agreement for Afton Mountain is \$95,564. The total cost for fiscal year 2002-03 will be \$18,000 (first annual payment). The total cost of the five-year license agreement for San Sevaine site is \$76,451. The total cost for fiscal year 2002-03 will be \$14,400 (first annual payment). The annual payments will be paid directly from ISD's budget (IAM NMC).

Annual costs of each license agreement are as follows:

	Annual license cost	
<u>Year</u>	<u>Afton Mountain</u>	<u>San Sevaine</u>
Commencement thru Dec. 31, 2003	\$18,000	\$14,400
Jan. 1, 2004 – Dec. 31, 2004	18,540	14,832
Jan. 1, 2005 – Dec. 31, 2005	19,096	15,277
Jan. 1, 2006 – Dec. 31, 2006	19,669	15,735
Jan. 1, 2007 – Dec. 31, 2007	20,259	16,207

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item, concurs with the department's and RESD's proposal, and recommends this action based on the need to enhance 800 MHz radio coverage in the Baker and the Cajon Pass areas.

SUPERVISORIAL DISTRICTS: First and Second

PRESENTER: David H. Slaughter, Director, 7-7813

MC 7-7816

bas 7-7830

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